



Cinnamon House Access road off A18, Brigg, DN20 9LF

£499,950

Welcome to Cinnamon House. An immaculately presented six bedroom detached family home spread across three floors on the outskirts of Brigg with field outlooks to the front and private parking with a double garage to the rear. This home is perfect for a growing family with plenty of space on offer, close to motorway links and the lovely market town of Brigg.

The ground floor consists of a spacious entrance hall, front to back lounge, separate sitting room and an impressive open plan kitchen dining room with a vaulted ceiling in the dining end with access on to the rear garden. There is also a W.C and separate utility. To the first floor you have a wide landing, four double bedrooms, two with en suites and a further four piece family bathroom. On the second floor there are a further two bedrooms one with an en suite.

Outside there is a private rear garden with a patio area and turfed garden with a double garage and off road parking on the block paved driveway to the rear. Available for viewings now please call the office to book your appointment.

Entrance hall



First floor landing



Lounge 28'0" x 13'4" (8.54 x 4.08)



Bedroom one 14'4" x 13'5" (4.38 x 4.11)



Kitchen diner 28'6" x 13'5" (8.70 x 4.11)



En-suite 11'5" x 6'5" (3.48 x 1.97)



W.C.

Bedroom two 13'4" x 11'1" (4.08 x 3.38)



Family bathroom 11'5" x 8'1" (3.48 x 2.48)



En-suite 9'9" x 4'4" (2.99 x 1.33)

Bedroom three 13'4" x 11'5" (4.08 x 3.48)



Second floor landing

Bedroom five 13'1" x 12'5" (4.00 x 3.80)



Bedroom four 14'2" x 11'5" (4.34 x 3.48)



En-suite 10'7" x 5'9" (3.25 x 1.77)



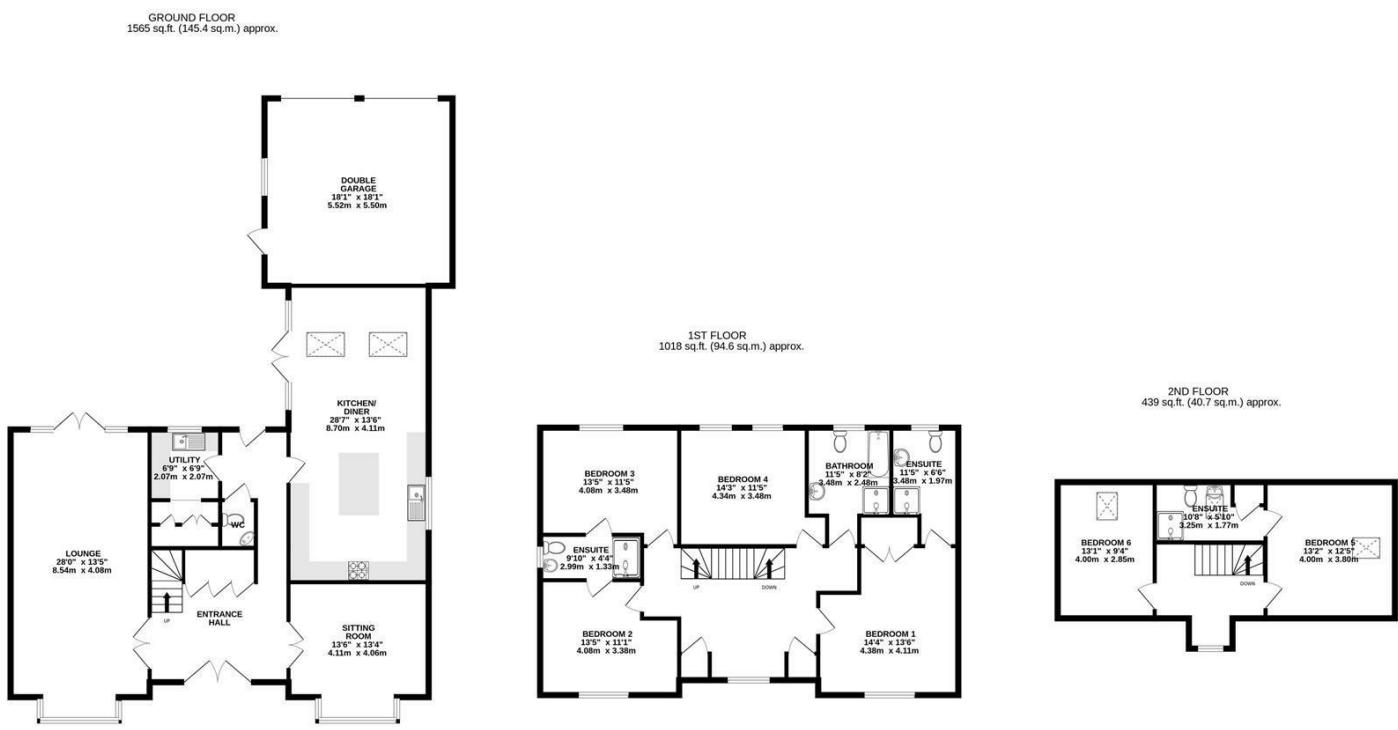
Bedroom six 13'1" x 9'4" (4.00 x 2.85)



Outside



Floor Plan



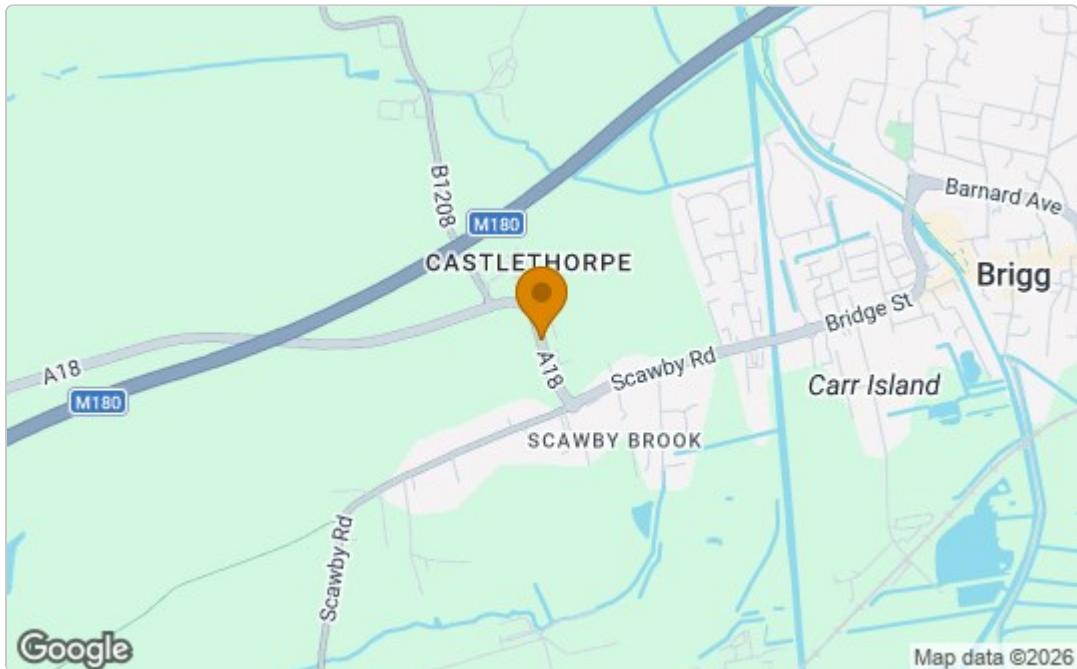
TOTAL FLOOR AREA : 3022 sq.ft. (280.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate only. No responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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